
Colston Budd Rogers & Kafes Pty Ltd

as Trustee for C & B Unit Trust
ABN 27 623 918 759

Our Ref: JH/10845/jj

Transport Planning

2 March, 2020

Traffic Studies

Parking Studies

Rose Group
51 Riley Street
WOOLLOOMOOLOO NSW 2011

Attention: Nick Jackman

Email: njackman@rosegroup.com.au

Dear Sir,

**RE: SECTION 4.55 MODIFICATIONS FOR APPROVED MIXED USE
RESIDENTIAL DEVELOPMENT, 23 FISHER ROAD, DEE WHY**

1. As requested, we are writing regarding the Section 4.55 modifications proposed for the above development. We have previously prepared a report¹ which was submitted with the application for the approved development.
2. The approved development provides 126 residential apartments, 320m² business space and 191 parking spaces with vehicular access from Fisher Road. It is proposed to amend the car park to provide an additional 34 parking spaces. The number and mix of apartments is not proposed to change.
3. Our assessment of the traffic and parking implications of the proposed modifications is set down through the following sections:
 - approved development;
 - proposed modifications;
 - parking provision;
 - traffic generation; and
 - summary.

Approved Development

4. The approved development provides 126 residential apartments, 320m² business space and 191 parking spaces with vehicular access from Fisher Road.

¹ Transport Report for Proposed Residential Mixed Use Development, 23 Fisher Road, Dee Why, August 2018.

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Proposed Modifications

5. It is proposed to amend the car park to provide an additional 34 parking spaces. The number and mix of apartments is not proposed to change. The approved access arrangements are not proposed to change.
6. The additional parking is proposed to so that each three bedroom apartment, plus a number of the two bedroom apartments, are provided with two parking spaces.

Parking Provision

7. Appendix I of the Warringah Development Control Plan 2011 (Car Parking Requirements) includes the following parking requirements:
 - one space per one bedroom apartment;
 - 1.2 spaces per two bedroom apartment;
 - 1.5 spaces per three bedroom apartment;
 - one space per five apartments for visitors; and
 - one space per 40m² business premises (excluding customer service areas), plus one space per 16.4m² for customer service area.
8. The proposed amended development includes 39 one bedroom, 66 two bedroom and 22 three bedroom apartments (including Pacific Lodge) and 320m² business premises. Based on one space per 40m² for the business uses, the development would require 184 spaces, including 151 resident spaces and 33 visitor/business spaces.
9. The proposed provision is 225 spaces, which satisfies this requirement. Parking provision is therefore appropriate.
10. As in the approved development, one business use space will be an accessible space.

Access, Servicing and Internal Layout

11. No changes are proposed to the approved vehicle access arrangements from Fisher Road. Similarly, servicing arrangements are not proposed to change.
12. The additional parking spaces will mostly be provided as stacked spaces, by extending the basement in a number of areas. Stacked spaces will be allocated to the same apartment.
13. Within the amended parking areas, parking space dimensions, aisle widths, column locations and height clearances will be provided in accordance with the Australian Standard for Parking Facilities (Part 1: Off-street car parking), AS 2890.1:2004.

Traffic Generation

14. As noted in our previous report, RMS surveys of traffic generation indicate that high density residential flat buildings generate 0.19 and 0.15 vehicles per hour per apartment (two-way) during weekday morning and afternoon peak hours respectively. Traffic generation for the business uses would be some two vehicles per hour per 100m² two-way during afternoon peak hours.
15. The approved development would therefore generate some 25 to 30 vehicles per hour two-way during weekday peak hours; a low generation.
16. With no change in the number or mix of apartments, and no change to the approved business use, traffic generation of the proposed amended development would be similar to the approved development.

Summary

17. In summary, the main points relating to the traffic implications of the proposed amended residential mixed use development are as follows:
 - i) the site has development consent for 126 residential apartments plus 320m² business use;
 - ii) it is proposed to provide an additional 34 parking spaces so that each three bedroom apartment, plus a number of the two bedroom apartments, are each provided with two spaces;
 - iii) the proposed parking provision is appropriate;
 - iv) access and servicing arrangements are not proposed to change;
 - v) the internal layout will be provided in accordance with Australian Standards; and
 - vi) traffic generation of the proposed amended development would be similar to the approved development.
18. We trust the above provides the information you require. Finally, if you should have any queries, please do not hesitate to contact us.

Yours faithfully,
COLSTON BUDD ROGERS & KAFES PTY LTD



J Hollis
Director